

QUITCLAIM DEED

BOYNTON YARDS LANDCO LLC, a Delaware limited liability company (“Grantor”), with a place of business at c/o Leggat McCall Properties LLC, 10 Post Office Square, Boston, Massachusetts 02109, hereby grants to the CITY OF SOMERVILLE, a municipal corporation within an address of 93 Highland Avenue, Somerville, Massachusetts 02143, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, with QUITCLAIM COVENANTS,

That certain parcel of land together with the improvements thereon, if any, situated in Somerville, Middlesex County, Massachusetts (the “Premises”) and described as “Lot 1C” on a plan of land entitled “Subdivision Plan of Land, 33 Earle Street, 101 South Street & 808 Windsor Street, Somerville, Mass.” by Feldman Geospatial, dated April 8, 2021, designated as Job No. 16670G and recorded with the Middlesex South District Registry of Deeds (the “Registry”) as Plan No. 871 of 2021, consisting of 22,377 square feet more or less according to said Plan.

The Premises are further conveyed subject to, and with the benefit of, all rights, reservations, easements, restrictions, and instruments of record so far as now in force and applicable.

The Premises shall be dedicated to public use as civic or open space in perpetuity as a covenant running with the land. See also Decision of the Planning Board of the City of Somerville, Massachusetts in Case No. P&Z 21-077 dated October 7, 2021, recorded with the Registry in Book 79268 Page 104.

For Grantor’s title, see (i) Quitclaim Deed dated December 17, 2019, recorded with the Registry in Book 73851, Page 568 and (ii) Quitclaim Deed dated November 24, 2021 and recorded with the Registry in Book 79266, Page 573.

Grantor is not taxed as a corporation for federal income tax purposes.

The consideration for this conveyance being less than One Hundred Dollars (\$100.00), there are no Massachusetts deed excise taxes payable under Massachusetts General Laws Chapter 64D.

[Signature appears on following page]

IN WITNESS WHEREOF, the undersigned has set his hands and seal this ____ day of _____, 2025.

BOYNTON YARDS LANDCO LLC,
a Delaware limited liability company

By: _____
Name: Francis X. Jacoby, III
Title: Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

County of _____

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared Francis X. Jacoby, III proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Authorized Signatory for Boynton Yards LandCo LLC, a Delaware limited liability company, as the voluntary act of the limited liability company.

Before me,

Notary Public:
My commission expires